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Helping build great communities

**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

MEETING DATE March 3, 2006	CONTACT/PHONE Marsha Lee, Project Manager 788-2008	APPLICANT Fiscalini/Cingular Wireless	FILE NO. DRC2004-00159
LOCAL EFFECTIVE DATE March 17, 2006			
APPROX FINAL EFFECTIVE DATE April 7, 2006			
SUBJECT Hearing to consider a request by Fiscalini/Cingular Wireless for a Minor Use Permit/Coastal Development Permit to allow the construction and operation of an unmanned wireless telecommunications facility consisting of a replacement of an existing water tank (6 feet 4 inches high, 8 feet 4 inches diameter) with a 12 feet high by 10 feet diameter water tank, nine equipment cabinets. Four antennas are proposed inside the top extension of the tank. The project will result in the disturbance of approximately 1000 square feet of an approximately 20.14 acres parcel. The project is within the Agriculture land use category and is located at 300 Highway 1, approximately 1 mile from the intersection of Highway 46, in the community of Los Osos. The site is in the Estero Planning Area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00159 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, (ED05-072) was issued on October 20, 2005.			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Flood Hazard, Streams and Riparian Vegetation, Geologic Hazard Area, Local Coastal Program	ASSESSOR PARCEL NUMBER 013-181-019 and 022	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: <i>Does the project meet applicable Planning Area Standards: Not applicable</i>			
LAND USE ORDINANCE STANDARDS: Communications Facilities <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER □ SAN LUIS OBISPO □ CALIFORNIA 93408 □ (805) 781-5600 □ FAX: (805) 781-1242

EXISTING USES: cattle grazing, residence, water tank	
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/grazing East: Agriculture/grazing South: Agriculture/grazing West: Agriculture/grazing	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, North Coast Advisory Council, Environmental Health, Ag Commissioner, CalTrans, CDF, and the California Coastal Commission	
TOPOGRAPHY: moderately sloping	VEGETATION: grasses, pampas grass, eucalyptus, cypress
PROPOSED SERVICES: Water supply: N/A Sewage Disposal: N/A sewage disposal system Fire Protection: CDF	ACCEPTANCE DATE: August 18, 2005

DISCUSSION

PROPOSED PROJECT:

Cingular Wireless is proposing construction and operation of an unmanned wireless telecommunications facility, consisting of a replacement of an existing water tank (6 feet 4 inches high, 8 feet 4 inch diameter) with a 12 feet high by 11feet diameter water tank. Four antennas are proposed to be located inside the top extension of the tank. Nine equipment cabinets will be installed within a 6 feet 6 inches fence enclosure. Two GPS antennas are proposed to be mounted on the equipment and will not extend above the top of the fence enclosure). The fence and retaining wall will be screened from Highway 1 by existing and proposed vegetation. The site currently contains invasive grasses (pampas) that will be removed and replaced with native drought tolerant shrubs. The project will result in the disturbance of approximately 1000 square feet of approximately 20.14 acres.

The proposed water tank will be painted a gray/green color to blend with the rolling hillside setting during all seasons.

The equipment will be located along the northern property boundary within a wood fence enclosure, placed in context with the existing residence. A row of existing invasive pampas grass will be replaced by Monterey cypress to screen the enclosure. The utility trenching will extend approximately 170 feet to the tank. The project has been conditioned for reseeding of the trench area with native grasses. An existing driveway located in back of the existing residence provides access for construction and maintenance and will not be extended on the hillside. Maintenance personnel access the site by walking.

LAND USE ORDINANCE STANDARDS:

Section 23.08.284 - Communication Facilities

Co-Location

The project complies as co-location because the antennas are incorporated into an existing structure, a water tank.

Alternatives Analysis

Coastal Zone Land Use Ordinance Section 23.08.284(b)2 requires applications for communications facilities to include an analysis of alternative sites for the proposed project. The applicant provided information

pertaining to the feasibility of joint-use antenna facilities, and discussed the reasons why such joint use is not a viable option or alternative to a new facility site. The applicant considered 4 alternative sites:

1. The East-West Ranch – Cingular is proposing to locate at this site that will “communicate” with the proposed project site.
2. Site on west side of Highway 1 across from the project site - This area is designated wetland and power and telco is unavailable.
3. Townsend joint site – Cingular is proposing to locate at this site that will “communicate” with the proposed project site.
4. Cal Trans Maintenance Yard – Cingular previously proposed a flagpole design at this site but could not attain the special diversity with antennas placed inside of the flagpole. The design was not compatible for the site.

Visual Analysis

A Visual Impact Assessment for the Highway 1 / Fiscalini Property was prepared by Lawrence Headley & Associates, dated July 31, 2005. The study concluded that the project (originally designed at 20 feet height) would not affect visual resources or lessen the quality of public views and is consistent with the applicable County and Coastal Zone policies and standards. Mitigation measures were not required, however, the concealment of the equipment enclosure will be enhanced with the planting of native screen plantings next to the existing fence along the northwest side of the enclosure. The project has been conditioned for replacement of the invasive pampas grasses with native screen plantings. In addition, the height of the tank was lowered to 12 feet so that it does not silhouette the sky from either travel lane directions along Highway 1. As conditioned with painting and maintaining vegetation screening for the equipment, the facility will blend with the surroundings.

Radio Frequency Analysis

Coastal Zone Land Use Ordinance Section 23.08.284(a)2 requires applications for communications facilities to provide estimates of non-ionizing radiation generated and/or received by the facility. The applicant supplied a report to evaluate the proposed cellular communications facilities for compliance with appropriate guidelines limiting human exposure to Radio Frequency (RF) electromagnetic fields. The RF report for this project, dated August 6, 2004, by Hammett & Edison, Inc., calculates a maximum RF emissions reading for Sprint PCS, which was equivalent to .066% of the FCC standard and concludes that the facility will operate within the FCC standard for RF emissions. The maximum calculated level at the nearby home is .086% of the public exposure limit. No mitigation is required. The project is conditioned to post explanatory warning signs at the antennas/tank to meet FCC guidelines.

Geologic Study Area - The project area is not within the geologic study area designation.

Streams and Riparian Vegetation – The project area is not within 100 feet of the stream or riparian area and will not negatively effect the resource.

Flood Hazard Area - The project area is not within the flood hazard designation.

Section 23.07.120 - Local Coastal Program Area - This permit addresses this requirement.

COASTAL PLAN POLICIES:

The project is in compliance with the Coastal Plan Policies with the most relevant policies discussed below.

Visual and Scenic Resources

Policy 2: Site Selection for New Development. This policy states that new development shall be sited so as to protect views to and along the ocean and scenic coastal areas. The antennas will be placed within the top portion of an existing water tank, and will not be visible from Highway 1 (disguised as a water tank). The equipment enclosure will be screened by native plantings (replacing the existing pampas grass); the height of the tank was lowered to 12 feet so that it does not silhouette the sky from either travel lane directions along Highway 1; painting the facility a gray green will blend with the surroundings.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned. The proposed project is not located within in the Flood Hazard, Geologic Study area, and Streams and Riparian Vegetation designations.

COMMUNITY ADVISORY GROUP COMMENTS: Project was referred to North Coast Advisory Committee. They had no comments.

AGENCY REVIEW:

Public Works - no concerns

Ag Commissioner – less than significant impacts to agricultural resources or operations

California Department of Forestry – no response. Fire Safety Plan required

California Coastal Commission - No response

Environmental Health – no comment (no proposed generator)

LEGAL LOT STATUS: The number of existing lots were legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Marsha Lee and reviewed by Matt Janssen

EXHIBIT A – FINDINGS DRC2004-00159

Environmental Determination

- A. This project qualifies for a class 3 Categorical Exemption (pursuant to CEQA guidelines Section 15303) because the project is minor in nature, involves little site disturbance, will not require the removal of any native vegetation, and is a stealth design, not be recognized from the surrounding public areas.

Minor Use Permit Findings

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the cellular telecommunications facility will not conflict with the surrounding lands and uses, and is a stealth design, not recognized from the surrounding public areas.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all existing roads providing access to the project, either existing or to be improved with the project because no additional traffic beyond maintenance traffic (approximately one vehicle per provider per month) will be generated by the proposed use.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project will not inhibit access to the coastal waters and recreation areas.

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2004-00159**

Approved Development

1. This approval authorizes the installation and operation of one unmanned wireless telecommunications facility, including the following improvements:
 - a. Replacement of an existing water tank (6 feet 4 inches high, 8 feet 4 inches diameter) with a 12 feet high by 10 feet diameter water tank. Four antennas inside the top extension of the tank
 - b. Four (4) antennas (4.5 feet high by 12.5" wide by 3.15" deep) located inside the top portion of the water tank.
 - c. Two (2) six inch high GPS antennas attached to equipment cabinet, not to extend above the top of the 6'6" fence
 - d. Nine equipment cabinets (6 feet 4 inches high by 2 feet 6 inches wide) to be completely screened by fence and landscape planting to be maintained as screen for the life of project
 - e. Underground utilities - approximately 170 feet linear trench for electric and telco; reseed with native grasses.
 - f. Retaining wall on two sides for equipment cabinets
 - g. Fencing – 6 feet 6 inches wood fence around equipment cabinets
 - h. Remove pampas grass and replace with native vegetation screen for equipment along north boundary.
 - i. Tank painted a matt finish green/gray color to be approved by County Planning

Conditions required to be completed at the time of application for construction permits

Site Development

2. Site Development shall be consistent with the approved site plan and elevations.
3. The applicant agrees to allow other carriers to co-locate at this site, if technically feasible, subject to land use permit approval.
4. If new technology is developed that reduces the impacts of the proposed project, the applicant agrees to install such improvements within 6 months of notification by the county.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project.

Conditions to be completed prior to issuance of a construction permit

Fees

6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Mitigation Monitoring/Condition Compliance

7. **Prior to issuance of a construction permit**, a “condition compliance” sheet shall be added to construction plans that includes a complete copy of the final conditions of approval for the project.
8. **Prior to issuance of a construction permit**, the applicant shall identify a MCC to ensure all conditions of approval and mitigation requirements are met. The MCC shall be the County’s contact and shall be responsible to ensure all mitigation requirements are met. A pre-construction meeting shall take place between the MCC and the County to review the application and establish the responsibility and authority of the participants. The Mitigation Compliance Coordinator (MCC) shall prepare a specific list of mitigation measures that pertain to his or her monitoring tasks and the appropriate time frame that these mitigations are anticipated to be implemented.

Site Restoration

9. All obsolete or used facilities shall be removed within twelve months of cessation of the applicant’s wireless communication operations on the site. The applicant shall be responsible for the removal of such facility and all appurtenant structures and restoration of the site to pre-project condition. Restoration does not include removal of vegetation planted to provide visual screening. At the time the use of the facility is discontinued the owner of the facility must notify the Department of Planning and Building.
10. **Prior to issuance of a Building Permit**, the applicant shall post a performance bond with the County in an amount commensurate with the cost of facility removal and site restoration. The performance bond shall be released by the County at the time the facility is removed and the site is restored.

Fire Safety

11. **Prior to issuance of the Building Permit**, the applicant shall prepare a fire safety plan meeting CDF requirements.

Environmental Health - Hazardous Materials

12. **Prior to issuance of building permit**, the applicant shall submit a Hazardous Materials Business Plan. for review and approval by Environmental Health,

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Fencing

13. **Prior to final inspection**, 6 feet 6 inches wood fencing around the equipment cabinets will completely screen the cabinets.

Landscape

14. **Prior to final inspection**, the landscaping shall be installed per the landscape plan, including reseeded the utility trench with native grasses, removing the pampas grass and replacing with native drought tolerant vegetation that screens the equipment enclosure. Maintain landscape to completely screen the equipment as viewed from Highway 1.

Visual and Aesthetic Impacts

15. **Prior to final inspection**, the tank shall be painted a matt finish green/gray color to be approved by County Planning.

Mitigation Monitoring/Condition Compliance

16. **Prior to final inspection**, the MCC will incorporate the findings of the monitoring effort into a final comprehensive construction monitoring report to be submitted to the County of San Luis Obispo.
17. **Prior to operation of the facilities**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Environmental Health - Hazardous Materials

18. **Prior to final inspection**, Environmental Health will verify implementation of Hazardous Materials Business Plan.

Electric and Magnetic Fields

19. The facility shall be designed and operated to ensure that power densities received from transmissions, with all transmitters at the site transmitting at full power, will comply with federal law and regulation.

Explanatory Warning Signage for Occupational Exposures

20. **Prior to final inspection**, explanatory warning signs* to prevent occupational exposures in excess of the FCC guidelines are to be posted at the equipment shelter gate and on the antennas such that they would be readily visible from any angle of approach to persons who might need to work near the antennas.

(*Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas.)

Lighting

21. No exterior lighting is approved for the project.

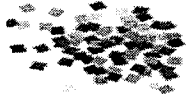
Fire Safety

22. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
23. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

Ongoing conditions of approval, valid for the life of the project

24. All conditions of approval of this Conditional Use Permit are the responsibility of both the applicant and the property owner and shall be strictly adhered to completely, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If upon investigation it is determined that violation(s) of conditions of approval have occurred, or are occurring, the Planning Director, or his designee, will have the discretion to bring the matter back to the Planning Commission at the earliest possible time for a Permit Revocation Hearing pursuant to Section 22.74.160 of the County Land Use Ordinance.
25. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has

been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').



Marsha Lee/Planning/COSLO

01/11/2006 11:35 AM

To Kami Griffin/Planning/COSLO@Wings, Warren
Hoag/Planning/COSLO@Wings, Stephanie
Fuhs/Planning/COSLO@Wings

cc

bcc

Subject Fw: Lawsuit re: Ag clusters and 20 acre min/soil and use

see below

Marsha Lee
Planning and Building Department
County Government Center
County of San Luis Obispo, CA 93408
Phone: 805-788-2008
FAX: 805-781-1242
mlee@co.slo.ca.us

----- Forwarded by Marsha Lee/Planning/COSLO on 01/11/2006 11:34 AM -----

Timothy
McNulty/Counsel/COSLO

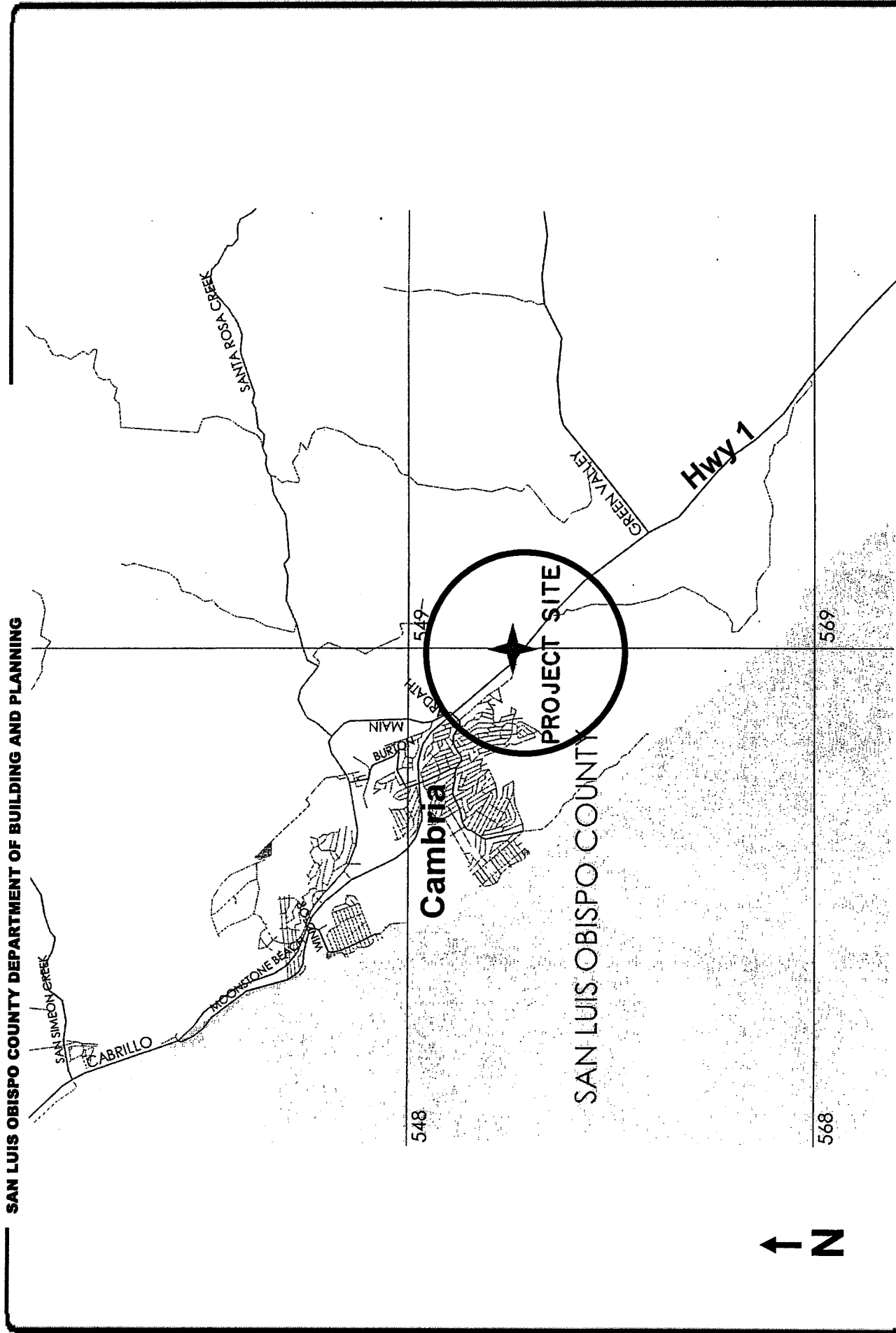
01/11/2006 11:22 AM

To Marsha Lee/Planning/COSLO@Wings

cc

Subject Re: Lawsuit re: Ag clusters and 20 acre min/soil and use 

The lawsuit has been dismissed based upon a settlement agreement entered into between the County and the Petitioners. The Settlement Agreement requires the Planning Department to bring to the Board certain amendments to the Major Ag Cluster provisions of Title 22. The Board will consider these amendments on or before February 28, 2006. Among the amendments will be one that eliminates the language in 22.22.152C.1 allowing the use of a combination of the "use" and "land capability" tests when making a base parcel calculation. If the application you are reviewing requires this provision then, chances are, it will not be able to be approved. If the applicants can achieve the needed base parcel calculation through some other provision then it may ultimately be successful. The Board agreed to the settlement because the language in the Major Ag Cluster provision of the LUO was inconsistent with the policies of the Agriculture and Open Space Element. You should cite to the requirements of the Ag and Open Space Element in your letter of incompleteness.



PROJECT

Minor Use Permit
Fiscalini DRC2004-00159

EXHIBIT

Vicinity Map

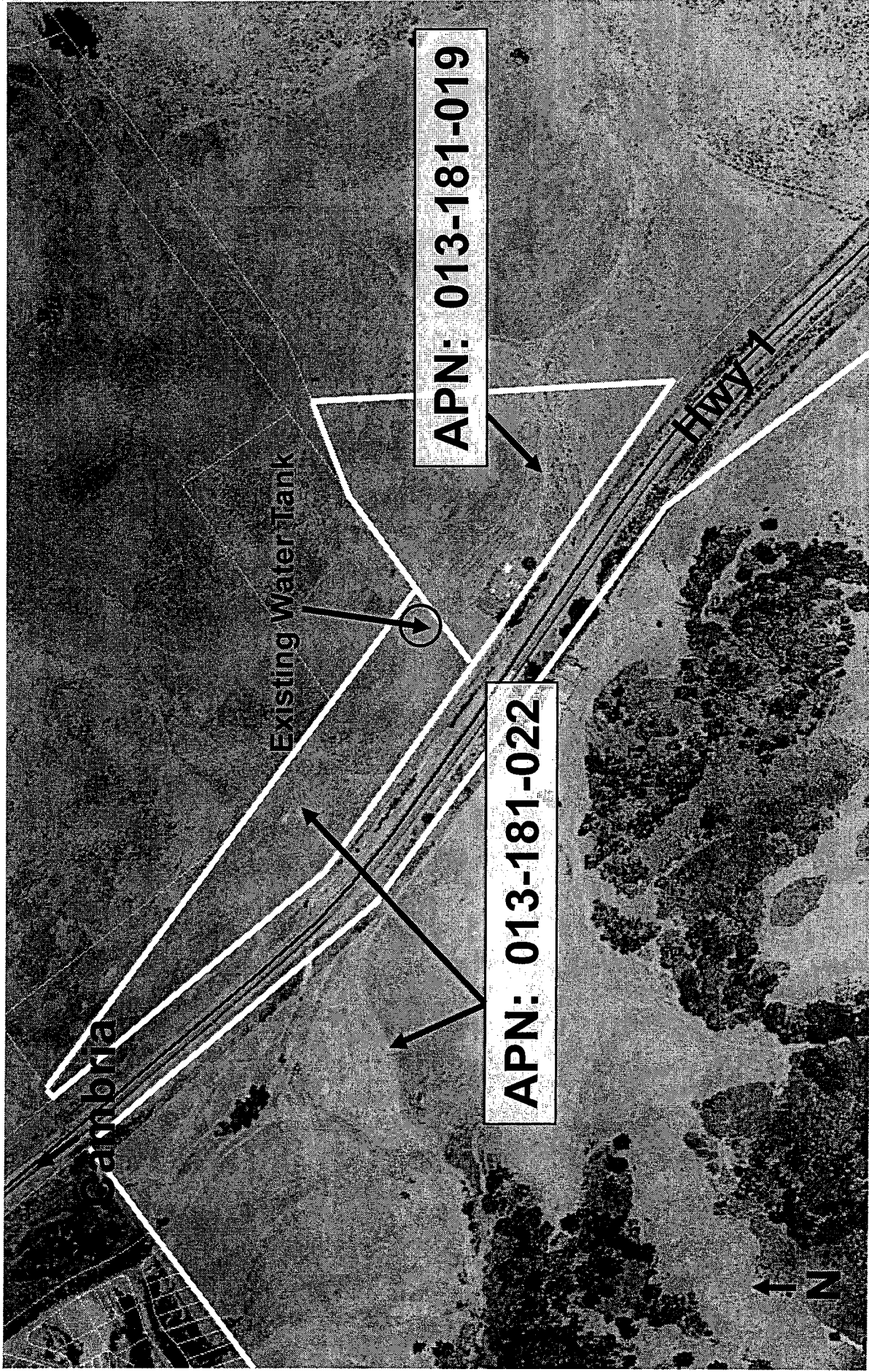


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Minor Use Permit
Fiscalini DRC2004-00159



Land Use Category



PROJECT

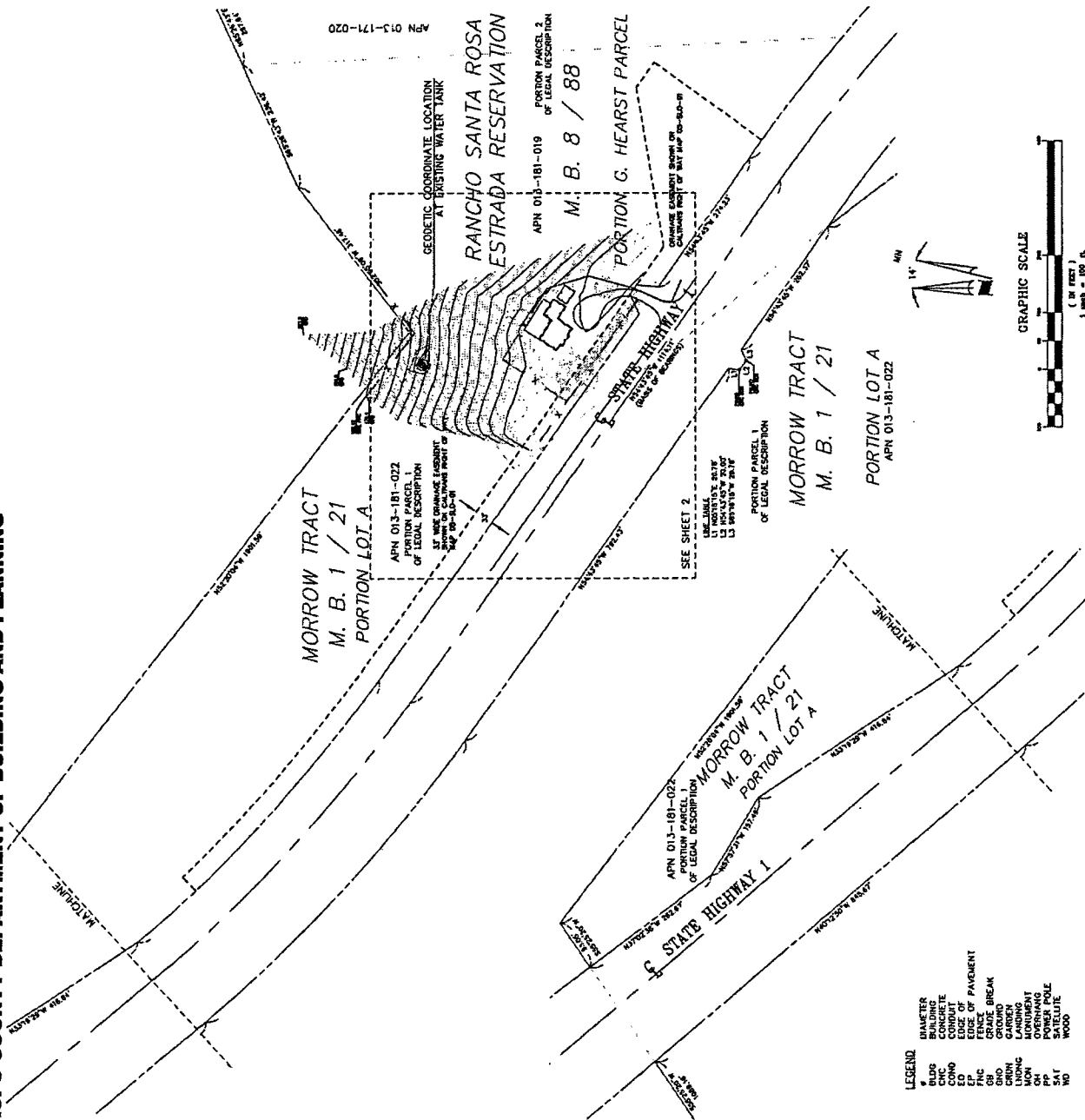
Minor Use Permit
Fiscalini DRC2004-00159



EXHIBIT

Aerial Photo

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



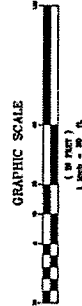
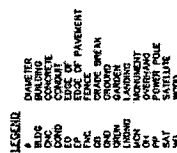
PROJECT

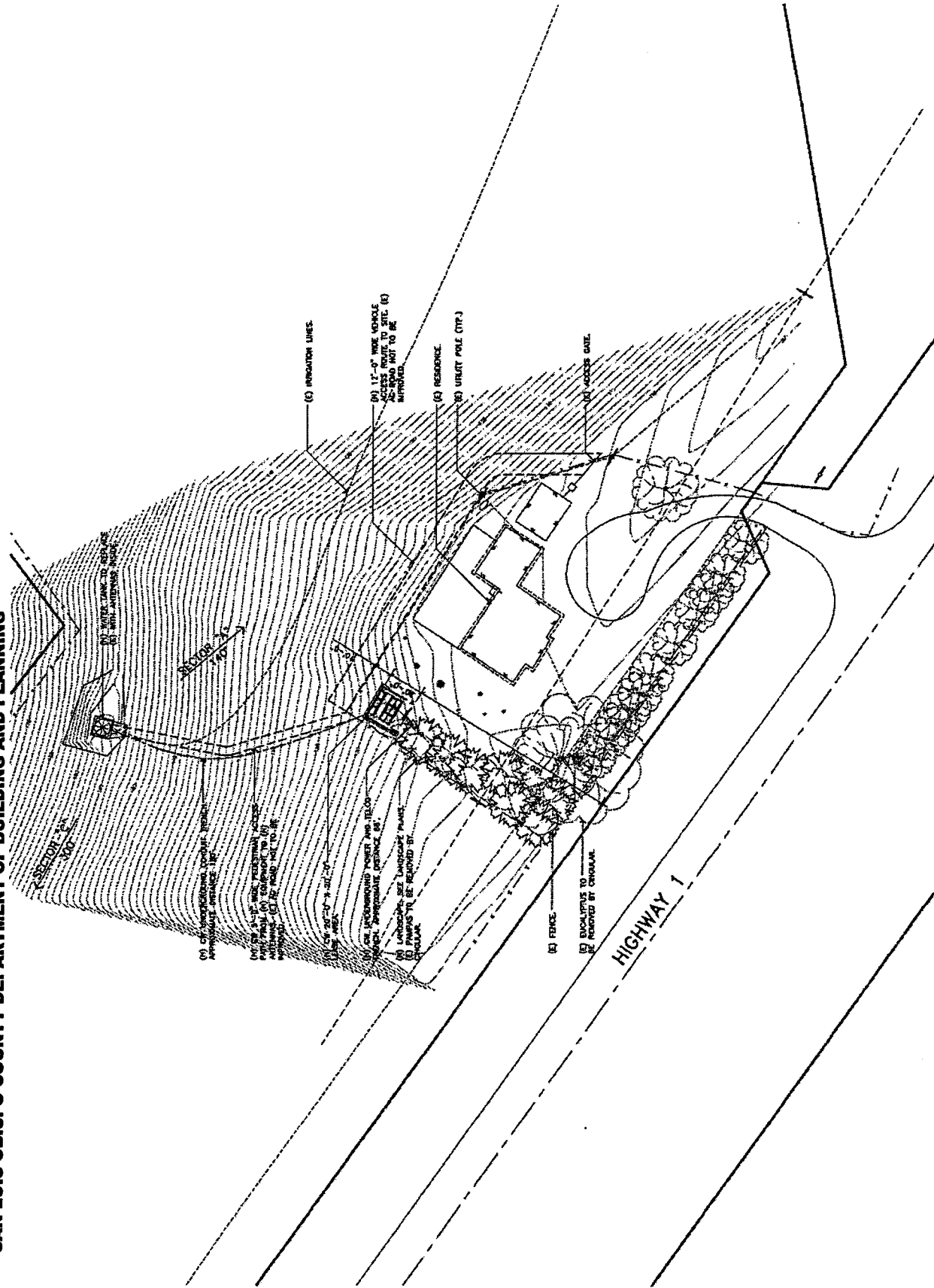
Minor Use Permit
Fiscalini DRC2004-00159



EXHIBIT

Topographic Survey: Vicinity





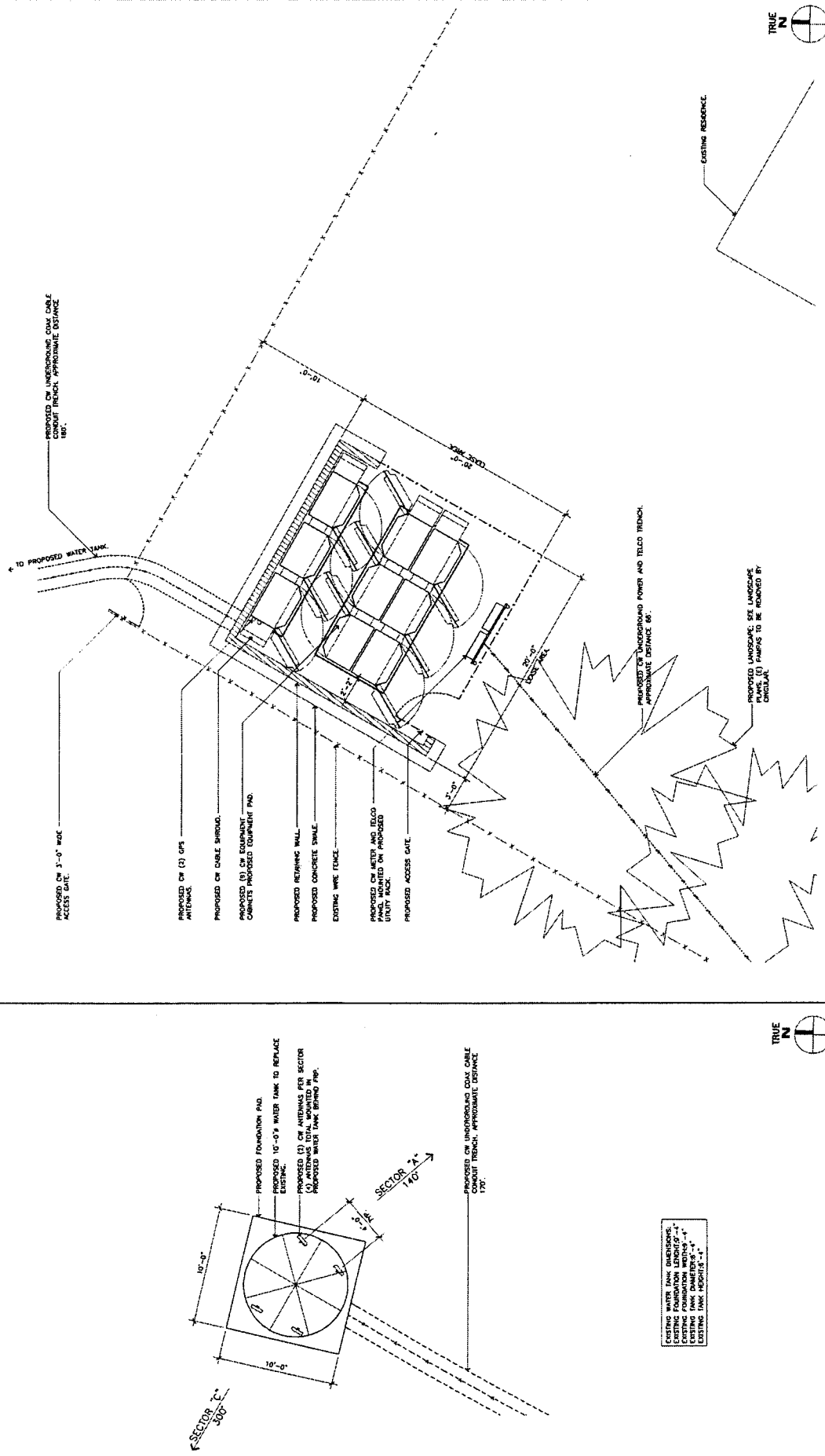
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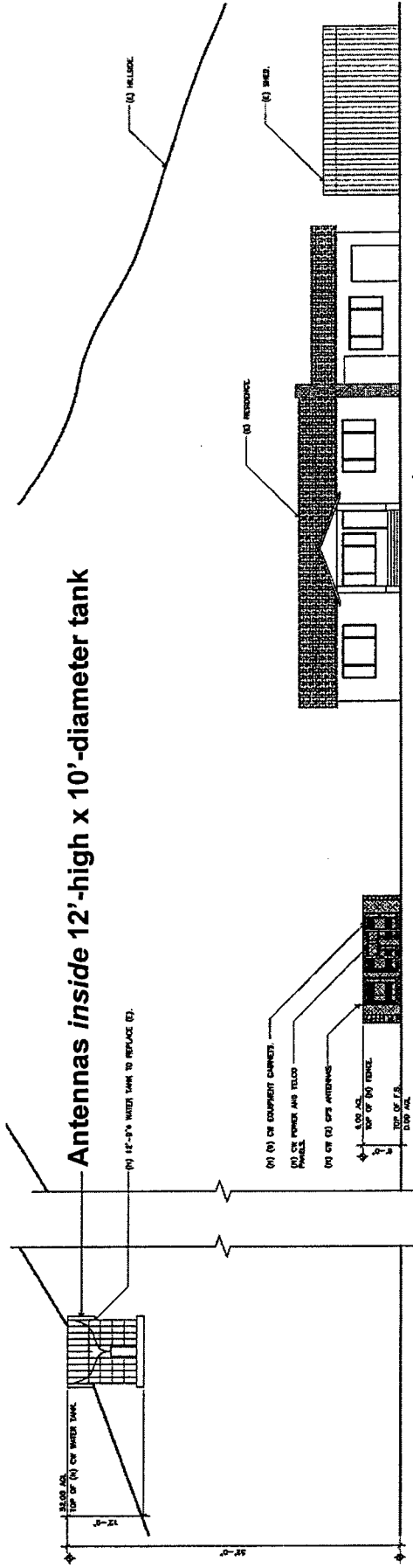
Minor Use Permit
Fiscalini DRC2004-00159

EXHIBIT

Site Plan



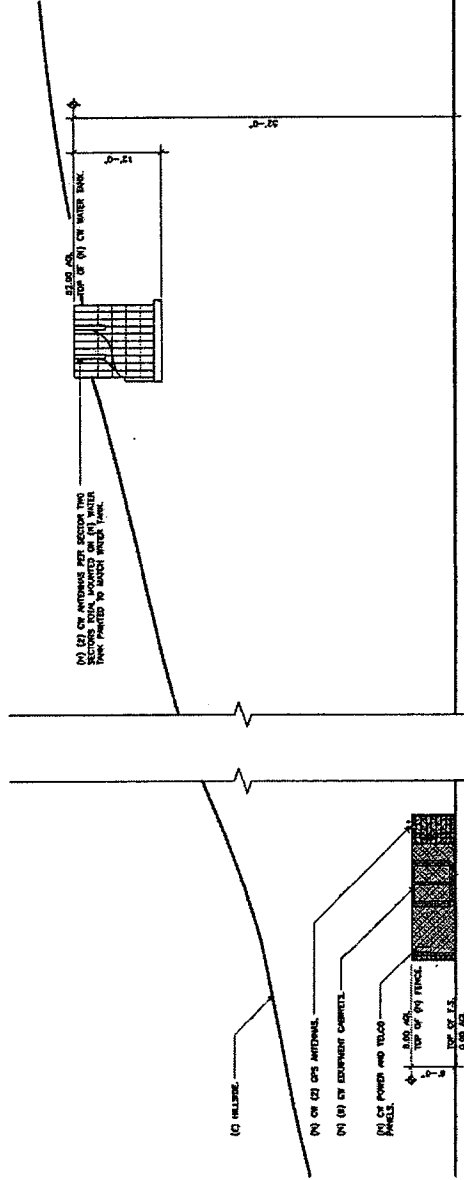




SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0"

2



SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"

1

NOTES: (1) PERMITS ARE NOT SHOWN FOR CLARITY.

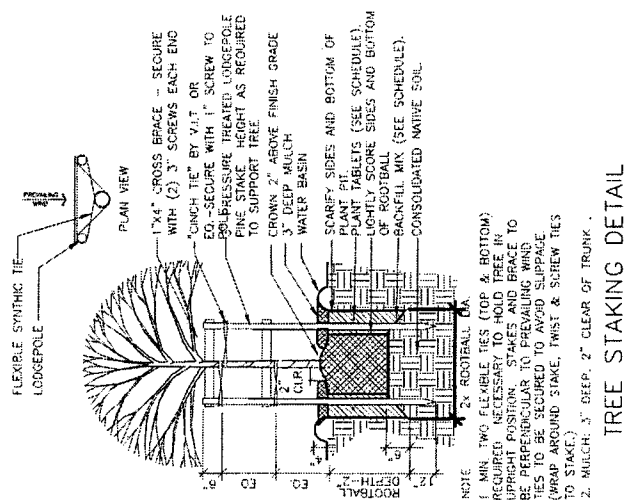
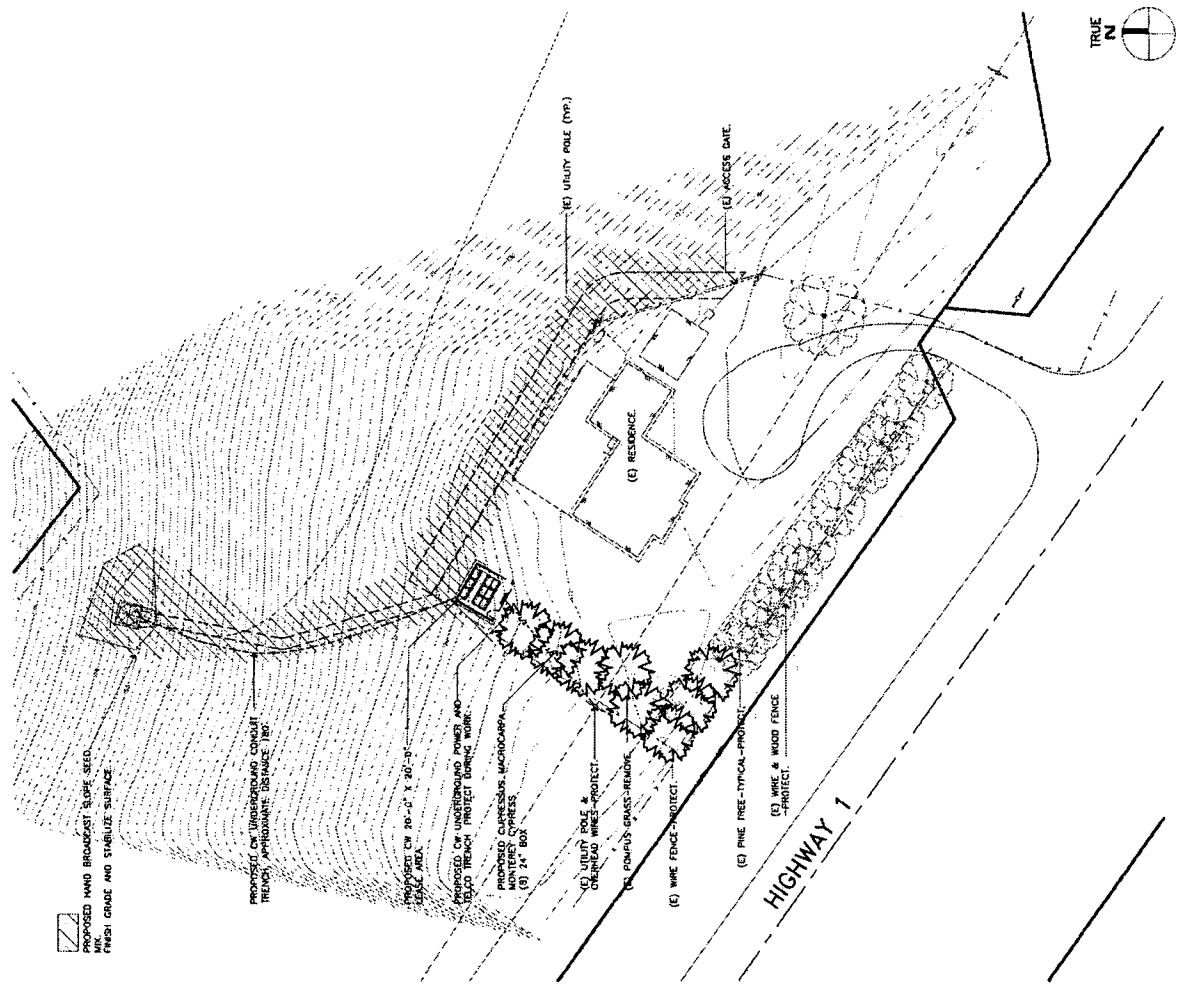
PROJECT

Minor Use Permit
Fiscalini DRC2004-00159

EXHIBIT

Elevations





IRRIGATION NOTES

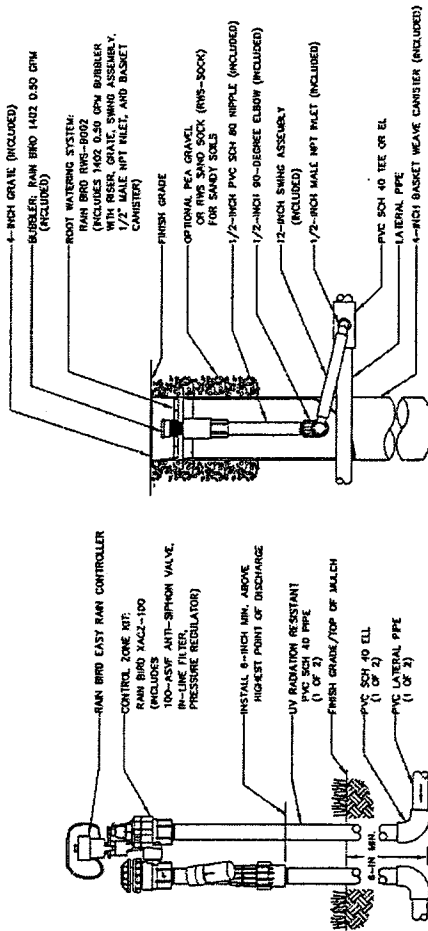
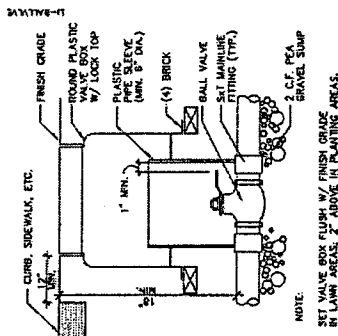
- DO NOT RELY ON THE SYSTEM AS SHOWN WHEN IT IS SHOWN THAT THE SYSTEM IS NOT MEANT TO BE USED FOR ANY OTHER PURPOSE. SUCH CONDITIONS OR CHANGES MUST BE NOTED BY THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PARTS OR COMPONENTS THAT ARE DAMAGED OR WORN OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PARTS OR COMPONENTS THAT ARE DAMAGED OR WORN OUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PARTS OR COMPONENTS THAT ARE DAMAGED OR WORN OUT.
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- PROVIDE A MINIMUM COVERAGE OF 24" FOR PRESSURE LINES AND 12" FOR SLOPE LINES. PROVIDE A MINIMUM COVERAGE OF 24" FOR PRESSURE LINES AND 12" FOR SLOPE LINES. PROVIDE A MINIMUM COVERAGE OF 24" FOR PRESSURE LINES AND 12" FOR SLOPE LINES.
- THE IRRIGATION SYSTEM SHALL BE FULLY GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ANY DEFECTIVE MATERIAL OR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.

IRRIGATION LEGEND

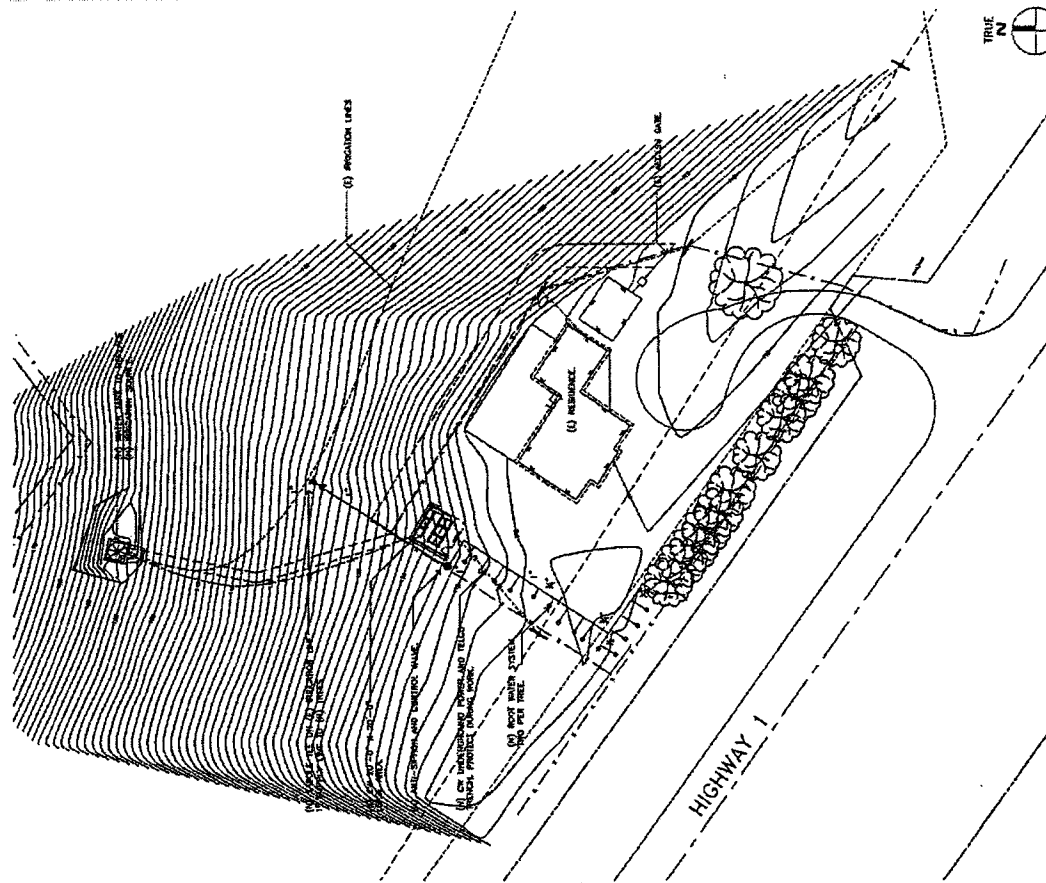
SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	CALLS PER FULL HALF OR	RAD.	P.S.I.
•	RAINBIRD	RWS-80	DEEP ROOT WATER SYSTEM	1.8	-	25
•	RAINBIRD	1" ASVF	REMOTE CONTROL VALVE/ATMOSPHERIC BACKFLOW PREVENTER & EASY RAIN CONTROLLER	-	-	-
•	WATTS	8-8002-1"	THREADED BRASS GATE VALVE, LINE SIZE.	-	-	-

LATERAL PIPING—CLASS 200 P.V.C. SOLVENT WELD.
USE URPVC FOR ALL EXPOSED PIPING

BALL VALVE



ANTI-SIPHON CONTROL ZONE KIT W/ EASY RAIN SINGLE VALVE CONTROLLER
ROOT WATERING SYSTEM - RWS-BCG



IRRIGATION SITE PLAN

PROJECT

Minor Use Permit
Fiscalini DRC2004-00159

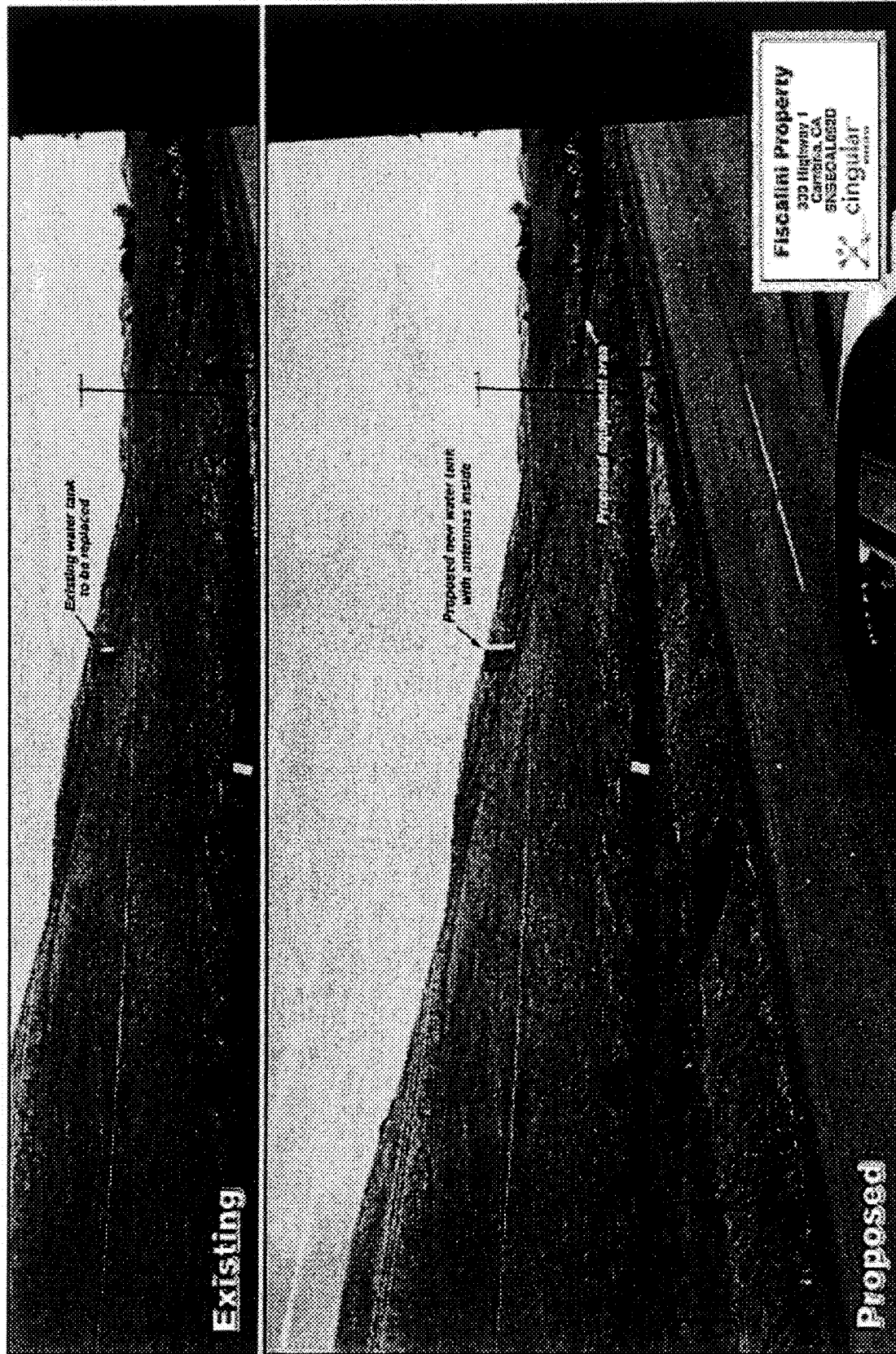
EXHIBIT

Irrigation Plan



December 27, 2005

Photosimulation of view looking southeast along southbound Hwy 1.



© Copyright 2005. Perspectives Inc. All rights reserved. Actual view of this photosimulation based upon information provided by project applicant. Orientation: 137.7991110 or with 137.7991110

PROJECT

Minor Use Permit
Fiscalini DRC2004-00159

EXHIBIT

Photo-simulation -- Looking Southeast



Photosimulation of view looking northwest from northbound Hwy 1.



© Copyright 2005, Photosimulations, Inc. All rights reserved. Accuracy of any photosimulation based upon information provided by permit applicant. Questioned Call 1.877.774.3110 or visit www.photosimulations.com

Photosimulations
INCORPORATED

PROJECT

Minor Use Permit
Fiscalini DRC2004-00159



EXHIBIT

Photo-simulation -- Looking Northwest



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 4/25/05
TO: CCSD - Water & Sewer Fiscalini
FROM: Coastal Planner
(Please direct response to the above)
Project Name and Number: DRC 2004-00159
Development Review Section (Phone): Marsha Lee: 788-2009 788-2009 *OR ASK THE SWITCH-BOARD FOR THE PLANNING

PROJECT DESCRIPTION: Cell site for Cingular Wireless. Located off Hwy. 1 in Cambria on 20.14 acre parcel. APN: 013-181-019. Faux water tank will replace existing smaller water tank & contain cell site equipment.

Return this letter with your comments attached no later than:

5/10/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO (Please go on to Part III)
☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Not within our jurisdiction, but we support any improvements in cell service.

Date 5/2/05

Name Jane Hansen

Phone 927-6225



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

APR 26 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

4/25/05

FROM

DW

FROM
TO

Coastal Planner

(Please direct response to the above)

Fiscalini

DRC 2004-00159

Project Name and Number

Marsha Lee: 788-2008

Development Review Section (Phone: 788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

Cell site for Cingular Wireless. Located off Hwy. 1 in Cambria on 20.14 acre parcel APN: 013-181-019. Fax water tank will replace existing smaller water tank & contain cell site equipment.

Return this letter with your comments attached no later than:

5/10/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

RECOMMEND Approval — NO CONCERNS

Referral to Cal Trans?

13 May 2005
Date

GOODWIN
Name

5252
Phone



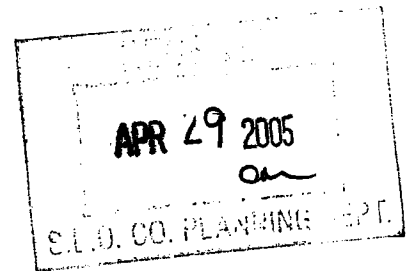
COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: April 29, 2005
TO: Marsha Lee, Project Manager
FROM: Lynda L. Auchinachie, Agriculture Department *SL*
SUBJECT: Fiscalini Development Plan DRC2004-00159 (1035)



Summary of Findings

The Agriculture Department's review finds that the proposed Fiscalini Development Plan for a cell site resulting in a replacement water tank structure for antennas and equipment storage on an approximately 11 acre parcel currently used for grazing will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☒ **Less than significant** impact(s) to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. During construction activities, the responsible party should work with the property owner to minimize the disruption to existing grazing activities.
- ☐ No anticipated impact to agricultural resources or operations.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Co-location/Alternative Sites Considered for Cingular Project:

Fiscallini DRC 2004-00159

East West Ranch-
Cingular site
proposed to
“hook up” to
the proposed
Fiscallini
project

Explored locating on
opposite side of
highway, but designated
wetlands and
unavailability of power
and telco

Townsend Property to
the South. Cingular
currently has facility
proposed here to “hook
up” to the proposed
Fiscallini project

Current project –
originally proposed at 20
ft-reduced to 12 ft-a
reduction in height to 10 ft
will not allow project to
“hook up” to the
Townsend property
location (see attached
coverage maps)

Caltrans
Maintenance
Yard-proposed
flagpole, but
needed spacial
diversity for
antennas and
could not
propose
antennas inside
the flagpole-
not supported
by County.

